

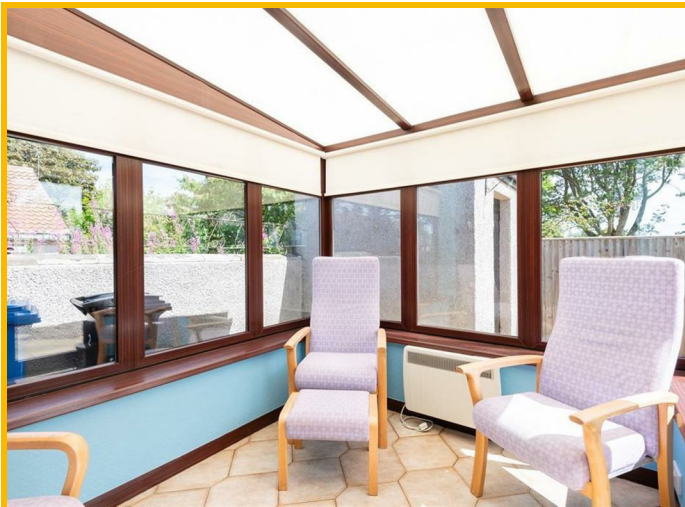


2 Pitcruvie Park, Lundin Links, Leven, KY8 6HY

Offers Over £145,000



RARELY AVAILABLE 2 Bedroom 2 Reception Semi-Detached BUNGALOW offering a tranquil lifestyle in a SOUGHT-AFTER location. Within walking distance of Local Amenities, Lundin Links Beach, Golf Course, the Fife Coastal Path, and a short drive to Leven for the High Street, Retail Park, Beach, Golf Courses, and Train Station offering direct links to Edinburgh. Accommodation: Porch, lounge, breakfasting kitchen, conservatory, inner hall, 2 double bedrooms and a wet room. DG. EH. Gardens. **PERSONAL PROPERTY TOUR** available online.



LOCATION

Lundin Links is a highly sought-after coastal village forming part of the East Neuk. Best known for its 2 golf courses, the magnificent 18-hole Tom Morris/James Braid designed course which was previously used as a pre-qualifying course when The Open Championship was held at St Andrews and Lundin Links Ladies 9-hole course which is the oldest woman's golf course in the world. Tennis courts, a bowling club and sports club complete the résumé for the ultimate in lifestyle living. Contiguous with Lower Largo famous for being the home of the castaway Alexander Selkirk it also includes fine beaches, a historic viaduct, local amenities and close proximity to many fishing villages as well as being around 20 minutes or 11 miles from St. Andrews, the home of golf. Leven approximately 3 miles away provides all essential amenities including a train station with direct links to Edinburgh city centre. Making this one of the most desirable seaside villages to live.

DIRECTIONS

Please contact agent for further information.

PORCH

Access is via a UPVC door with an opaque double-glazed inlet leading into the porch. Cupboard provides shelving/storage space. Carpeted. Timber glazed door leads into the lounge.

LOUNGE

13'5" x 12'9" (4.10m x 3.90m)

Good-sized lounge with a double-glazed window to the front. Coving. Electric heater. Carpeted. Doorways to bedroom 1 and the inner hall.

INNER HALL

Hatch provides access to the roof space. Cupboard provides shelved storage and houses the hot water cylinder. Coving. Electric heater. Carpeted.

BREAKFASTING KITCHEN

10'5" x 9'4" (3.20m x 2.85m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include an induction hob, extractor fan and an eye level oven. Space for freestanding appliances and breakfasting furniture. Coving. Electric heater. Vinyl flooring. Timber double doors lead to the conservatory.

CONSERVATORY

9'0" x 7'6" (2.75m x 2.31m)

Bright Conservatory with wrap around double-glazed windows overlooking the garden. Electric heater. Tiled flooring. UPVC double doors provide access to the garden.

BEDROOM 1

11'0" x 10'11" (3.36m x 3.34m)

Spacious double bedroom with a double-glazed window to the front. Built-in wardrobes provide ample shelving/hanging/storage space. Coving. Electric heater. Carpeted.

BEDROOM 2

10'2" x 8'0" (3.11m x 2.45m)

Additional double bedroom with a double-glazed window to the rear. Built-in wardrobe provides shelving/hanging/storage space. Coving. Electric heater. Carpeted.

WET ROOM

6'9" x 6'6" (2.08m x 1.99m)

3-piece suite comprising: W.C, wash hand basin and a shower area with a fixed curtain rail and a thermostatic control shower. Opaque double-glazed window to the rear. Fully wet walled. Wall mounted electric heater. Anti-slip wet room flooring.

GARDEN

To the front of the property is low maintenance laid with gravel and borders containing established shrubs. A paved path with a metal gate leads to the enclosed rear garden. The rear garden is again low maintenance laid with gravel

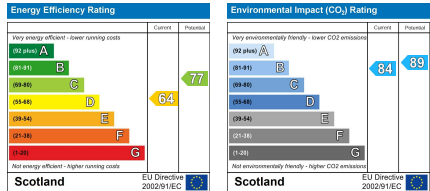
and paving providing ample space for garden furniture to enjoy time in the sun with borders containing colourful plants and shrubs. An external store provides outdoor storage.

AGENTS NOTES

Please note that all room sizes are measured approximately to the widest points.







Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify you financial position before we can recommend any offer to the vendor.